matthew.tenchavez@lacity.org

[redacted]

Kevin DE LEÓN
Councilmember, 14th District

•General City Services: 3-1-1
•LA County Department of Mental Health: 800-854-7771
•Homelessness Outreach Services: 2-1-1
•Parking Enforcement: 213-485-4184
•Police Non-Emergency: 877-275-5273
•LADWP: 800-342-5397
•Immediate Life Threatening Emergency: 9-1-1

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Matthew Baron <mbaron@baronprop.com> Thu, May 26, 2022 at 12:03 PM
To: Emma Howard <emma.howard@lacity.org>
Cc: Matthew Tenchavez <matthew.tenchavez@lacity.org>, "Gonzalez, Mark" <mark.gonzalez@asm.ca.gov>, Maeve Ives <mives@baronprop.com>, "Jet D. Doye" <jet.doye@skidrow.org>, Sierra Atilano <sierra.atilano@skidrow.org>

Emma

We spoke with HUD (which was coordinated by Mark G) and they said it's a building code issue not a HUD issue. Everyone seems to say it's someone else's issue and no one is willing to take ownership here.

I think we have a solution here that might work if we can get your collective support. We have 150 units that have their own bathrooms. They fall short of the min size code wise by 25sf to be classified as studios. But it makes no sense for those units to have the same rent as actual one room shared bath units. Hacla has at their discretion the ability to pay 120% of the payment standard. If we can have them agree to pay 120% of the standard for these 150 units (which are much larger than the other 450 and have bathrooms) then we don't need a waiver and we end up in close to the same place.

Can you help us make this happen?

On the latter issue we were initially under the impression that we could post the signs because the signage fell under a non conforming use. We spoke with lambert at preservation and he confirmed he thought we were fine. We did not just post it haphazardly.

Unfortunately your district has some vocal connected people (in the tiny minority) who care more about the signs than they do housing.

We have engaged an expeditor to help us deal with permitting, which will cost us tens of thousands of dollars in fees and several hundred thousand dollars in lost signage revenue that could have gone to help stabilize this building.

We have 60 days of reserves left before this building becomes insolvent. We would appreciate any help from your team in expediting this as well.

Matt

Please excuse any errors this email was sent from my iPhone

Matthew Baron